

046.0

0002

0003.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONTotal Card / Total Parcel  
900,200 / 900,200  
900,200 / 900,200  
900,200 / 900,200

APPRAISED:

USE VALUE:

ASSESSED:

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
108		MEDFORD ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MC SWEENEY GREGORY	
Owner 2:	
Owner 3:	

Street 1: 108 MEDFORD ST  
Street 2:

Twn/City: ARLINGTON  
St/Prov: MA Cntry: Own Occ: Y  
Postal: 02474 Type:

PREVIOUS OWNER  
Owner 1: LUCARELLI FERDINAND A -  
Owner 2: -  
Street 1: 108 MEDFORD ST  
Twn/City: ARLINGTON  
St/Prov: MA Cntry: Own Occ: Y  
Postal: 02474

NARRATIVE DESCRIPTION  
This parcel contains 4,862 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2723 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrrms.

OTHER ASSESSMENTS  
Code Descrip/No Amount Com. Int

PROPERTY FACTORS  
Item Code Description % Item Code Description  
Z R2 TWO FAMIL 100 water  
o Sewer  
n Electri  
Census:  
Flood Haz:  
D Topo 1 Level  
s Street  
t Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
104	Two Family		4862		Sq. Ft.	Site		0	80.	1.05	1			Med. Tr	-10					407,418							407,400	

Legal Description										User Acct
										32459
										GIS Ref
										GIS Ref
										Insp Date
										12/04/18

PREVIOUS ASSESSMENT      Parcel ID 046.0-0002-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	493,000	0	4,862.	407,400	900,400	900,400	Year End Roll	12/18/2019
2019	104	FV	385,000	0	4,862.	432,900	817,900	817,900	Year End Roll	1/3/2019
2018	104	FV	385,000	0	4,862.	315,700	700,700	700,700	Year End Roll	12/20/2017
2017	104	FV	361,500	0	4,862.	275,000	636,500	636,500	Year End Roll	1/3/2017
2016	104	FV	361,500	0	4,862.	234,300	595,800	595,800	Year End	1/4/2016
2015	104	FV	322,800	0	4,862.	229,200	552,000	552,000	Year End Roll	12/11/2014
2014	104	FV	322,800	0	4,862.	188,400	511,200	511,200	Year End Roll	12/16/2013
2013	104	FV	335,600	0	4,862.	179,300	514,900	514,900		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LUCARELLI FERDI	34174-593		11/29/2001		475,000	No	No		
	9385-516		1/1/1901			No	No	N	

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
9/15/2009	844	Siding	23,050						12/4/2018	MEAS&NOTICE	HS	Hanne S							
4/23/2007	268	Re-Roof	6,400						1/15/2009	Meas/Inspect	189	PATRIOT							
									1/5/2002	MLS	HC	Helen Chinal							
									3/30/2000	Inspected	276	PATRIOT							
									3/8/2000	Measured	263	PATRIOT							
									8/18/1993		RV								

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type:	13 - Multi-Garden			Full Bath:	2	Rating: Average		OF=SINK IN BMT.									
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:											
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:											
Foundation:	2 - Conc. Block			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:		Rating:											
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:											
Sec Wall:		%		OthrFix:	1	Rating: Average											
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating: Average		1st Res Grid Desc: Line 1 # Units: 1									
Color:	BROWN			A Kits:	1	Rating: Good		Level FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Fpl:	2	Rating: Average		Other									
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:		Upper									
Grade:	C - Average			<b>CONDOS INFORMATION</b>				Lvl 2									
Year Blt:	1923	Eff Yr Blt:		Location:				Lvl 1									
Alt LUC:		Alt %:		Total Units:				Lower									
Jurisdict:		Fact: .		Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26. %		Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall:	2 - Plaster			Functional:		%		Interior:		1	8	4					
Sec Int Wall:		%		Economic:		%		Additions:		1	5	2					
Partition:	T - Typical			Special:		%		Kitchen:									
Prim Floors:	4 - Carpet			Override:		%		Baths:									
Sec Floors:	3 - Hardwood	25 %		Total:	26.4	%		Plumbing:									
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:									
Subfloor:				Basic \$ / SQ:	170.00			Heating:									
Bsmnt Gar:				Size Adj.:	1.08388424			General:									
Electric:	3 - Typical			Const Adj.:	0.97272485			<b>COMPARABLE SALES</b>									
Insulation:	2 - Typical			Adj \$ / SQ:	179.235			Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext:	S			Other Features:	121000												
Heat Fuel:	1 - Oil			Grade Factor:	1.00												
Heat Type:	5 - Steam			NBHD Inf:	1.00000000												
# Heat Sys:	2			NBHD Mod:													
% Heated:	100			LUC Factor:	1.00												
Solar HW:	NO			Adj Total:	669505												
% Com Wall:				Depreciation:	176749												
				Depreciated Total:	492756												
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]				Juris. Factor:		Before Depr:	179.23										
<b>SPEC FEATURES/YARD ITEMS</b>				Special Features:	0	Val/Su Net:	110.87										
				Final Total:	492800	Val/Su SzAd:	203.64										
<b>PARCEL ID</b> 046.0-0002-0003.A																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: [ ] Total Special Features: [ ] Total: [ ]																	
<b>IMAGE</b> <b>AssessPro Patriot Properties, Inc</b>																	